

**ALL FIELDS DETAIL II**



**MLS #** 22400452  
**Class** Land  
**Type** Land  
**Area** Wausau  
**Asking Price** \$546,480  
**Address** ON NICK AVENUE  
**Address 2** Sale 2074-1  
**City** Weston  
**State** WI  
**Zip** 54476

**Status** Active  
**Sale/Rent** For Sale  
**Lot Size** 40000+  
**Acreage** 120-160 Acres  
**Waterfront** No  
**Electronic Consent** Yes  
**Virtual Tour** Virtual Tour



**GENERAL**

**Agent - Agent Name and Phone** TODD FREDERICKSON - Cell: 715-612-0508  
**Agent - License ID** 57356-90  
**BA % or \$?** %  
**SA:% or \$?** %  
**Municipality** Weston, Village of  
**County** Marathon County  
**Total Acres** 159.00  
**Tax Amount** 117.66  
**Tax Year** 2021  
**Sign on Property** Yes  
**Township** 28N  
**Section** 35  
**Range** 8E  
**Managed Forest Land** Yes  
**Limited Service** No  
**Owner Name** Whiskey River Land & Timb  
**Listing Date** 2/20/2024  
**Update Date** 2/21/2024  
**Status Date** 2/21/2024  
**HotSheet Date** 2/21/2024  
**Price Date** 2/21/2024  
**General Date** 2/20/2024  
**PIN #** 192-2808-354-0996, +

**Listing Office 1 - Office Name and Phone** STEIGERWALDT LAND SALES, LLC - Main: 715-453-3274  
**Listing Office 1 - Phone Number 2** Fax: 715-453-8325  
**Listing Office 1 - License ID** 936887-91  
**BA: %/\$** 2.000000  
**SA: %/\$** 2.000000  
**Directions** From Weston travel south on Ryan St to Shorey Ave. to Kmiecik St. to Nick Ave for 0.9 mi.  
**VAR: Y/N** Y  
**EXA: Y/N** N  
**EXC: Y/N** N  
**FC** No  
**SS** No  
**Associated Documents** 1  
**Input Date** 2/21/2024 12:33 PM  
**Days On Market** 1  
**Cumulative DOM** 1  
**IDX Include** Yes  
**Listing Is Primary In** Central  
**VOW AVM** No  
**VOW Address** Yes  
**VOW Comment** No  
**VOW Include** Yes

**FEATURES**

USE	TOPOGRAPHY	WATER	AVAILABLE DOCS
Hunting	Flat	None	Plat Map
Recreational	Rolling	<b>SEWER</b>	Aerial
Building	Wooded	None	<b>WAUSAU AREA SCHOOL DIST</b>
	<b>ROAD MAINTENANCE</b>		D C Everest
	Municipal		
	Gravel		

**FINANCIAL**

**Legal Description** SWNE, SENE, SESE, NESE, Sec. 35, T28N-R8E. **Original Price** \$546,480

**REMARKS**

**Remarks** 159-acres of forestland located in the Village of Weston. The dominant forest covers are northern hardwood and aspen. Enrolled in the Managed Forest Law program for tax relief.

**SOLD STUFF**

**Price** \$546,480

**ADDITIONAL PICTURES**



**DISCLAIMER**

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